

# LAKEVIEW ENGINEERING ASSOCIATES

P.O. Box 787  
Hudson, MA 01749  
508-232-8302

## PROJECT MEMORANDUM

To: Jesse Steadman, Town Planner

From: Stephen E. Poole

Date: February 26, 2021

Re: Stow House of Pizza

I have reviewed the memorandum from the Building Commissioner dated 8/10/20 and the letter from the Planning Board Chair dated 8/6/20 with regard to the fill delivered & placed at the subject property. First, it should be noted that the work was not part of an expansion of the current parking area, but rather the leveling of the area for an outdoor dining area and for the Owner's desire to prepare a building pad for potential building construction, based on the previously issued Special Permit. The Owner was not aware that the previous permit had expired, as noted in the Town's correspondence. Second, it should also be noted that the existing gravel area on the site was expanded many years ago (date uncertain) as the Owner wanted to prepare the area for a future parking lot in advance of the Town's plan to construct a sidewalk along Great Road.

Based on my review of the correspondence, conversation with the Owner and review of the Zoning Map, I am of the opinion that there is no violation of Section 7.7.4.1 which relates to screening buffer requirements between the Business Zone and the Residential Zone. This opinion is based on a review of the Zoning Map and the Assessor's Property Map. Attached please find a partial copy of the Town's property map (R-29). As can be seen on the map, the break in the use classification line is very close to the corner of the subject area (Parcel 92A), but does not touch the parcel property line. This is also evident on the Zoning Map, but I have used the property map as it could be increased in detail to show the gap more clearly. As such, the parcel in question (92A) does not abut any residential district to the south (rear of the site). In addition, this area was not altered as part of the current work on the site and is the location of the site septic system. There is a residence to the west that abuts the subject parcel, but as noted on the map, this property is in the Business District. As such, no buffer requirement exists.

I would suggest that the Owner be allowed to push the soil piles over the slope and grade / seed the slope to remove the appearance of future work. If you would like to discuss this in more detail, please give me a call at 508-232-8302!

c- Kostas Asprogiannis w/att.

